



Farmington City Planning Commission

September 19, 2019



F A R M I N G T O N C I T Y

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
ALEX LEEMAN
CORY RITZ
REBECCA WAYMENT
CITY COUNCIL

SHANE PACE
CITY MANAGER

AGENDA **PLANNING COMMISSION MEETING** **September 19, 2019**

Public Meeting at the Farmington City Hall, 160 S. Main Street, Farmington, Utah

Study Session: 6:30 p.m. – Conference Room 3 (2nd Floor)

Regular Session: 7:00 p.m. – City Council Chambers (2nd Floor)

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 3 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the Planning Department prior to noon the day before the meeting.)

- 7:00 1. Minutes
 2. City Council Report

CONDITONAL USE PERMITS

- 7:05 3. Davis County Medical Expansion (Public Hearing) – Applicant is requesting a conditional use for an addition at the jail, to add more beds for medical purposes, located at 800 West State Street, in the BP (Business Park) zone. (C-15-19)

ZONING TEXT CHANGES

- 7:30 4. Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend Chapter 18 of the Zoning Ordinance regarding building height in the OMU zone. (ZT-3-19)

OTHER BUSINESS

- 7:45 5. Miscellaneous, correspondence, etc.
- a. Vandermeiden Garage Conditional Use (Public Hearing) – The applicant desires to construct a detached garage within 1 foot of the property line, at 1928 West Buffalo Circle, in the AE (Agricultural Estates) zone. (M-4-19/C-16-19)
 - b. Merrill Law Special Exception (Public Hearing) – The applicant is requesting a special exception to the flag lot standards set forth in Chapter 7 of the Subdivision Ordinance. (M-3-19)
 - c. Discussion Item: Mountain View Sidewalk
 - d. Discussion Item: John Stathis Trucking
 - e. Other

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. if the Planning Commission feels there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted September 13, 2019

Meagan Booth
Associate City Planner

FARMINGTON CITY PLANNING COMMISSION
AUGUST 08, 2019

STUDY SESSION

PRESENT: *Planning Commissioners Connie Deianni, Amy Shumway, Greg Wall, Mike Plaizier, Roger Child, Rulon Homer, Russ Workman, Shawn Beus; Community Development Director David Petersen, Associate Planner Meagan Booth, Recording Secretary Carly Rowe*

Item number 3: public hearing for **Scott Adamson**. **Meagan Booth** gives a brief history on this proposed tennis facility. She noted that they started construction and had a stop work order. They started to build without a building permit. **Amy Shumway** said that property owners can do whatever with their properties. **Connie Deianni** asked if we table this. **Dave Petersen** said this is a difficult site, barely met outfall by the creek, and the storm water. This is being brought up for the public hearing. The **Openshaw** residence has a barn and there will now be a huge wall nearby. We need public input. The biggest item too is the flood plain. **Meagan Booth** mentioned that **Scott Adamson** spoke with the **Openshaw's** and they were fine with it. Then the **Openshaw** family came in and said they have no recollection on this.

Item number 4: public hearing for **Michael Lawson** on behalf of **Preston** and **Melissa Homer** who proposed a sport court on their "side" yard that acts as a back yard since they have a very narrow yard. It's asked if they could move it back and get rid of, or move the fire pit that is proposed in the back. They inquired to have a retractable fence that will go from 4 feet to 8 feet.

REGULAR SESSION

PRESENT: *Planning Commissioners Connie Deianni, Amy Shumway, Greg Wall, Mike Plaizier, Roger Child, Rulon Homer, Russ Workman, Shawn Beus; Community Development Director David Petersen, Associate Planner Meagan Booth, Recording Secretary Carly Rowe.*

Connie Deianni opened the meeting at 7:07 PM. There was a change in minutes from last meeting due to page 2, **Rulon Homer** was excused and on page 9, the motioned to adjourn was made by **Roger Child**. **Connie Deianni** has approved the minutes and **Greg Wall** has seconded the motion.

CITY COUNCIL REPORT

Dave Petersen said that east of Farmington Pond, they are wanting to propose Farmington Mountain Bike trail from the high school. He said that it is very popular and is going to be well-used, however the grant needed is \$10,000. **Dave Petersen** also noted that it is a public use, and that they will be at the meeting on the 22nd. The city owns all of the property that they are proposing and that the trails are safer since they are not single traffic. The parking near the pond would also be for use of this trail, and parking above the pond also. **Amy Shumway** notes that she has spoken to **John Lowe** on this and he has offered to allow the Planning Commissioners to go walk the site.

The Preserve at Farmington Creek, **Dave Petersen** said that the property is at the foot of the dam and the concept was well-liked. However, City Council was questioned approving 11 homes and the county also would not review it until there was a concept review. Another thing that was revealed at the meeting was that it was Earthquake proofed. City Council approved the schematic and noted if we have

the go-ahead from the county and the state engineer, then we can approve the rezone. They tabled the rezone approval.

PUBLIC HEARINGS

ITEM #3: Conditional Use. Scott Adamson (Public Hearing) – Applicant is requesting conditional use and site plan approval for Ace Athletics Academy, a 20,400 square foot indoor tennis facility, at 874 S Shirley Rae Drive in an A (Agriculture) Zone. (C-6-19)

Background information provided by **Meagan Booth, City Planner**. **Scott Adamson** has requested conditional use and site plan approval for Ace Athletics Academy, a 20,400 square foot indoor tennis facility located on property (2.15 acres) at 874 S Shirley Rae Drive in the A Zone. Chapter 11-10-020 indicates Commercial outdoor recreation, minor (i.e., family reunion center, outdoor reception facilities, equestrian facilities, picnic grounds, tennis courts, etc.) are conditional uses in this zone. As part of the conditional use process the applicant is also proposing a private tennis school.

Scott Adamson (940 Windsor Ln. Bountiful, UT.) opened with this is an extension of what they already have on 650 West. There are three tennis courts currently in operation and that they have high demand for tennis lessons, that they are proposing the approval of Ace Athletics. He said that they use Lagoon's facilities in the winter time but there is too much demand in this area that they feel a private facility such as Ace Athletics would be beneficial. The focus is to train young children in fundamentals of tennis. **Scott Adamson** said that they do have a traveling team and represent Farmington well. He also said that they asked if they could move some dirt around, and apologized for any miscommunication on starting work; in regard to the stop work order.

Greg Wall asked about the parking quantity and the rezone. **Scott Adamson** answered that it will be facilitated to park 18 vehicles. **Russ Workman** asked if it is for public use i.e. to rent out for say an event or if it's a member only facility. **Scott Adamson** said that the main focus for the academy as there are only three courts proposed. 50% of the time it can be open to the public and you can schedule time to rent it if needed on an online service at an affordable rate. **Roger Child** asked the height of the building. **Scott Adamson** replied with 27 feet.

Kelly Nelson (1333 S 2375 W. Syracuse, UT) is the architect. Answered that the building structure is going to be beige steel and is in fact 27 feet. **Connie Deianni** asked for clarification on the roof as it is showing different measurements. **Kelly Nelson** noted that the edge of the roof is 23.6 feet and the midpoint is 27 feet; the ridge would be higher. **Greg Wall** questioned the illumination for parking lot. It's noted that it will be a wall pack and that this is a commercial building. **Dave Petersen** noted that the lights cannot reflect onto neighbors. **Scott Adamson** said that it will be a downward light, and to answer **Greg Wall** on the architecture, **Scott Adamson** notes that it looks industrial but wants to landscape the area and plant some trees to cover the industrial look. **Rulon Homer** questioned about the equestrian park due west, noted that it was purchased by UDOT for the West Davis Corridor, **Kelly Nelson** clarified that there is no horse riding on this property. UDOT will not use the property to the south as they will use that to auction. It's suggested that he move the lot to the south side of the property and **Scott Adamson's** concern is the drainage since it does go southwest. The southwest corner lot is the lowest spot.

Connie Deianni opened up the public hearing for any concerns and to voice opinions.

Jonathan and Susan Openshaw (856 Shirley Rae Dr.) are neighbors to the potential Ace Athletic building. Part of their main concern is the water in the area and the flooding that has occurred. **Jonathan Openshaw** said that he had put metal plates on the flooded areas to prevent any accidents. He also noted he has no problem with the building being nearby but the issue is mainly with the water and wants it somehow in the front of the property, not behind. His second concern is the investment he's put in to have solar panels on his home/shed. Noted that the structure is maybe 16 feet tall and does not want it to be shaded and it won't produce power in the winter months. Also noted that he has no issues with the lighting (wall packs) but does not want the light in their eyes as their bedroom window will be facing Ace Athletics. **Susan Openshaw** is more or less not impressed with the idea of this industrial building potentially being near their home. She too, is also concerned about the water flow and does not want water to hit their property and/or have it back up. It was noted that **Jonathan Openshaw** had found a small terrain and shows that the garden that they have in their yard; and also a pipe that he had found and replaced himself. He goes on to ask if there is any possibility to have it drained through the gutters. **Dave Petersen** said that the applicant will need to provide a cash bond for road improvements since curb and gutter will not be provided right away. **Connie Deianni** clarified that the biggest concern is the water drainage and back up. **Dave Petersen** said that the staff recommendation is to table this.

Connie Deianni suggests that we could walk the property and see what they are proposing and to see the neighboring homes. **Susan Openshaw** states that she loves her area, the peace and quiet, however she's had sleepless nights thinking about the new West Davis Corridor. **Greg Wall** notes that the sun study could be affected if it's closer to the home.

Suzanne Horsley and Phil Rogers (818 Shirley Rae Dr. Farmington) neighbors to the Openshaw residence. **Phil Rogers** stated that he believes this is a commercial venture and there should be low density and agriculture homes only here. It's noted that he believes once this is approved, another large industrial building could also be approved at that time and it becomes the not quiet and quaint town. He notes that traffic is already changing in that area and doesn't want it to become worse and the road is ruined now and wallowed out.

Suzanne Horsley stated that it's pretty known that the building is not wanted and feels as if they have given enough up already due to West Davis Corridor. **Greg Wall** pointed out that Glovers will be their only way out of the neighborhood once West Davis Corridor goes in, as the remainder of Shirley Rae will be turned into a cul-de-sac. The drainage was exhaustively studied and has been approved by the City Engineer. It's known and it should not be a problem.

Patti Adamson came to the United States to play tennis and build a tennis program for families. She brought a letter from a student to present to the Commission (attached), and stated that she has been able to relieve students from drugs, anxiety, stress and society and that they have put all that they have into this building and program and want it for a legacy and for her family. **Connie Deianni** closes the Public hearing for Commissioners to convey on this item.

Shawn Beus suggests the idea to table this item. **Connie Deianni** has thoughts that it would be appropriate to walk the site and is concerned that a stop work order has already been issued, would also like to know about any road damage and storm water. **Russ Workman** would like to add that we take it

back to the attorney for reconsideration. **Connie Deianni** states her fourth requirement would be to make the building compatible with nearby residences.

Both **Russ Workman** and **Greg Wall** inquire about a possibility to make it look less industrial and it could be a barn. **Greg Wall** stated that it could look like a residential home, or asked if the parking lot could be moved so the entrance is from Glover's lane instead of on Shirley, so there is no impact. **Amy Shumway** notes that it could solve some of the compatibility issues and it solves a lot of problems. It looks more agriculture, more open space near the neighbors, and the roads aren't too impactful.

Connie Deianni closed the public hearing at 8:26 PM. **Connie Deianni** notes that she will allow one more comment and no more after this.

Dave Petersen suggested that we could include SPARC review the plans. **Roger Child** suggested that we should have another public hearing on this to let the applicant adjust some items and **Russ Workman** includes that this is simple to table and it will give the applicant time to mitigate some compatibility issues as discussed. **Shawn Beus**, **Greg Wall** and **Dave Petersen** all agreed how wise it would be to have SPARC review this.

MOTION

Greg Wall motioned to table the item to give the applicant time to make adjustments for:

1. Water issues
2. Compatibility issues
3. Drainage issues
4. Moving the building to where the parking lot is proposed and use Glover's Lane as the access point.
5. Design the building to look less industrial, and be more compatible with the neighboring homes.
6. Reviewed with SPARC.

Russ Workman seconded this motion. Unanimously, all were in favor.

Conditions:

1. Grading and construction on the site began prior to receiving conditional use approval from the Planning Commission and a building permit from the Building Department is required before continuing construction. [Note: A stop work order has been issued on the project by the City].
2. The applicant shall obtain a CLOMR and meet all other storm water requirements for adequate drainage on the site.
3. The applicant must obtain a recommendation from the City Engineer for an adjustment to the required offsite improvements. This must also be memorialized in an agreement with the City Attorney.
4. The road has been damaged. The applicant must repair the damaged road per the City Engineer.
5. Site development on agricultural lots shall conform to applicable requirements set forth in 11-7-070.

ITEM #4: Conditional Use. Michael Lawson (Agent) and property owners, Preston and Melissa Homer (Public Hearing) – Applicant is requesting conditional use approval to deviate from the setback and fence standards set forth in 11-28-060 of the zoning ordinance, to construct a sports court, at 564 South Daniel Drive (450 West) in the AE (Agriculture Estates) Zone. (C-10-19)

Background information provided by **Meagan Booth, City Planner. Michael Lawson (Agent)** and property owners, Preston and Melissa Homer have requested conditional use approval to deviate from the City's setback and fence standards to construct/install a sports court, at 564 South Daniel Drive (450 West) in the AE (Agriculture Estates) Zone. The home is a corner lot which faces east. The driveway is slightly graded upwards from the street level which will make the fence appear taller from the street level. The applicant is requesting a front setback of 15 feet verses the required 30 feet from the front property line. The applicant is also requesting to install a retractable 8- foot fence. The fence will include 8-foot black metal poles with 8-foot retractable black netting whereas the ordinance requires 4 feet in the front yard.

Michael Lawson, owner of Lawson Companies on behalf of his client, **Preston and Melissa Homer** (applicants) to request the setback pushed forward to 15 feet instead of 30 feet. He gave **Connie Deianni** some copies of letters from neighbors (attached) who are not worried about their sport courts. **Preston Homer** is wanting to make this fun for the children around and asking to have retractable netting of eight feet high. The drain will help distract any water from going into the neighbor's lot. He said that the staircase that will be off of the deck to the lawn area will be illuminated near a proposed fire pit. **Connie Deianni** asked if the fire pit could be moved and then the sports court could be moved back. **Michael Lawson** noted that it was talked about but they would prefer to have the fire pit and planter boxes not by the deck, and he asked if that would be approved if they were to move it. **Michael Lawson** stated there will be the 6-foot fence then there will be sleeves that slip up, and you put a pin in it to create the netting.

Dave Petersen demonstrated how the "side yard" is technically their back yard since their back yard is very narrow. It is adjacent to the neighbor's back yard. **Meagan Booth** clarifies as staff that this is their front yard area and needs to match the neighbors fence. The side yard is going to be treated differently. Side and corner would be okay, **Dave Petersen** says. The reason we could allow this is the way that the house is set and the neighboring home is the back. With that being said, the chain-link fence must align with their side fence that the neighbors have. **Russ Workman** wants to note that we are setting a precedence for future if someone wants to come in the future wanting to put one in their yard. **Connie Deianni** stated that it is unusual circumstance on this item. **Dave Petersen** added that we can include this special exception on the conditional use plan. **Michael Lawson** said they will comply with whatever is requested.

Connie Deianni opens and closes the public hearing since there is nobody here, 9:08 PM is the time.

MOTION

Greg Wall made a motion for acceptance. Planning Commission to approve the Conditional Use along with the added conditions 4 through 6.

1. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties.

2. *The netting shall be lowered to 4 feet when not in use to maintain overall streetscape aesthetics.*
3. *The New 7-foot-high fence may not continue past the front line of the home and must drop to feet.*
4. *New fence and sport court to comply with HOA and CCNR.*
5. *Number of provision with motion due to unique circumstance of lot. The lot is adjacent to another corner lot and the side corner fence.*
6. *New 7-foot-high fence in front of home must be dropped to 4 feet per Dave Petersen who states that it needs to be modified or to match the adjacent lot fence height.*

Findings:

1. *The sports court will be setback 5 feet from the side property line and is twenty feet (20') from the neighboring dwelling.*
2. *The court netting will not adversely affect the safety of pedestrians or obstruct vehicular traffic.*
3. *The sports court will be placed in the side yard of the property which is abutting the rear yard of the neighboring property to the south.*
4. *The fence netting is retractable and will not be a permanent fencing device.*

Shawn Beus seconded this motion to approve, all unanimously in favor.

Connie Deianni motioned to ADJOURN at 9:13 PM and Roger Child seconds this. All unanimously in favor.

Connie Deianni
Planning Commission Chair

MY LIFE LINE

I had thought there was no possible way I had been born into the right family. I was like the nectarine in a basket of peaches; yeah, I looked the same, but I was different. It was not easy growing up in a family where the expectations seemed impossibly overreaching. Everyone was so athletic, and it all seemed to come easily for them. My brother was good at every sport he tried, and my mom had been a Vykelle and a softball player. Dad, well he was the star linebacker in high school, earning a football scholarship in college. Then there was me. I could run, but only because I worked my butt off to accomplish that, and technically it wasn't even a real sport. I didn't fit in, and I just wanted something that was mine. I had been shy my whole life, and now that I wasn't afraid to show I had a personality, I decided to try something new. That's when I met Patti.

Patti came into my life when I decided I would give a shot at tennis. I walked onto the court for the first time practically trembling in my shoes. I spotted a woman in sunglasses dressed in pristine tennis attire, consisting of sunglasses, a tennis skirt, polo shirt, hat with a ponytail and court shoes. She looked like a model in tennis attire. She looked entirely professional and carried herself with assurance and self-belief. I felt intimidated by this one hundred percent Peruvian, vivacious and incredibly congenial, Patti that I had heard so much about. I was ready to quit before I had even started.

"Jessiegirl!" She shouted at me. "A nickname already?" I thought. It made me grin to even think of it. All my doubts and anticipations melted away as I got to know this extraordinary Patti. She is one of the most remarkably selfless people I've ever met in my entire life. Sometimes you can't recognize her without her sunglasses on. And because she's in the sun so much, her skin has tanned to a rich bronze everywhere but her eyes.

Complications on the high school tennis team led to an opening, a spot that was offered up to me! I was on the team! That day was literally the paramount day of my existence. After school I went to the tennis court to see Patti. That thrilling feeling of accomplishment pulsed through my veins as I drove to the courts. I owed this all to Patti and I was so excited to see her. "Congratulations, Jessiegirl!" Patti said as she ran to give me a huge hug. I felt wonderful. I knew she believed in me and had the entire time. Sometimes that's all a person needs, someone that believes in them.

I know that my life isn't the only one Patti has touched; she genuinely loves each one of her students. That is truly remarkable. I will never forget Patti, and although she may never know how much she has given me, I will always be grateful. Patti has given me the confidence I never had before. She gave me the confidence to try my hardest at something, and just stand back up even when I fell harder than I thought possible. She has shown me that I can be anyone and anything I want if I just have the confidence and motivation to chase after it. I'm so glad Patti never gave up on me, because she has taught me something that will take me through a lifetime. "Give a man a fish and you feed him for a day . . . teach a man to fish and you feed him for a lifetime." Patti did more than just teach me how to play tennis. From her, I have learned the value of hard work, and to never give up. I know now that even when I can't see the end, and it doesn't seem worth it, if I just stick with it, I will gain so much more than if I had obtained it at the exact moment I desired it. Patti pulled me out of the biggest slum of my life. Although sometimes I still feel like I'm recovering from that slum, I now have something I can do. Now I can do anything I set my mind to. Life is a work in progress, stop the progression and perseverance and you stop life.

Farmington City Council
 Re: 564 S. Daniel Dr.
 Property owner: Preston Homer

To whom it may concern,

We have reviewed and discussed the requested variances at the property address listed above. Specifically, allowing for a 15 ft setback from the front (East) property line (instead of 30 ft), and a 3 ft setback from the side (South) property line (instead of 5 ft).

We do not believe that our respective properties will be adversely impacted by the requested location of the sports court or related structures. Rather, we believe that the professionally designed and professionally installed sports court and landscaping will serve to beautify the area, fit aesthetically with the existing landscaping in the neighborhood, and provide a location for safe and active play for neighborhood children.

Respectfully,

Sole Adjoining Property Owner:

Signature: Tara Beckstead
 Printed Name: Tara Beckstead
 Address: 565 S. Daniel Dr
 Date: 7/27/19

Closest Property Owner 1:

Signature: Jenn Auchincloss
 Printed Name: Jenn Auchincloss
 Address: 490 West 550 St.
 Date: 7/28/19

Closest Property Owner 2:

Signature: Dean Griffiths
 Printed Name: Dean Griffiths
 Address: 502 Rigby Road
 Date: 7/28/19

Closest Property Owner 3:

Signature: Sean Marshall
 Printed Name: Sean Marshall
 Address: 476 Rigby Ct.
 Date: 7/28/2019

FARMINGTON CITY PLANNING COMMISSION
AUGUST 22, 2019

WORK SESSION

Present: Planning Commission Chair Connie Deianni, Planning Commissioners Amy Shumway, Shawn Beus, Roger Child, Rulon Homer, Russ Workman, Mike Plazier, City Planner Meagan Booth, Community Development Director Dave Petersen and Recording Secretary Carly Rowe

Excused: Greg Wall.

Connie Deianni brought up the crowd that will be here for the mountain bike team so she suggested that we move the item to the beginning of the meeting so we do not have a crowd all night. **Meagan Booth** reviews a staff report on item #3 and all agree that this looks great, this is not a public hearing item. For item #4, this is a conventional lot size, they still need some requirements. **Connie Deianni** read **Greg Wall's** comments that he emailed in regarding this. Item #5 **Roger Child** asked about the park that we approved yet it's not on the plans any more. Item #6, **Amy Shumway** is not comfortable with this and asks about pollution. **Shawn Beus** stated that it's more common now to participate in cremation versus a burial. Item #7 **Connie Deianni** stated that she will motion to move the meeting to the beginning as mentioned above, she also noted she wanted to hear from students as well so we would call on some to speak. Item #8, **Rulon Homer** verified that they cannot rent this, and also questioned the height of the addition. Item #9 **Shawn Beus** will sit out as it's his requested conditional use permit. Item #10 **Meagan Booth** stated that they met with SPARC the day before and they didn't want to move the building due to the cost but the compromise was that they could move the parking, porch, and landscape on the side of the building. Item #11 is from **Ken Klinker** (retired August 15, 2019) recommended the amendments listed on the flood damage.

REGULAR SESSION

Present: Planning Commission Chair Connie Deianni, Planning Commissioners Amy Shumway, Shawn Beus, Roger Child, Rulon Homer, Russ Workman, Mike Plazier, City Planner Meagan Booth, Community Development Director Dave Petersen and Recording Secretary Carly Rowe

Excused: Greg Wall.

Connie Deianni calls the meeting to order at 7:04. We do not have minutes to be approved for this session, there will be two previous minutes to approve on the next meeting we hold. The city council report had no planning issues as well. **Connie Deianni** entertains a motion to move item 7 to the beginning due to the large crowd here for this single item. **Amy Shumway** motioned to move item #7 to the beginning and **Shawn Beus** seconded this motion, all were in favor.

PUBLIC HEARING

ITEM #7 The Farm MTB Team Conditional Use Permit (Public Hearing) (C-14-19)

John Lowe requested a Conditional Use permit for public mountain bike trail access. **Dave Petersen** said

the city reserves the right to review this and approve. They will be using some of the National Forest Service land, and **Meagan Booth** stated that this is great timing for this to happen.

John Lowe (1823 Frontier Circle) is head of the Farmington MTB team and has about 90 riders on his team and Davis High has about 137. Kids from grades 7 to 12th and it's a very popular sport. The climbing trail is about ½ mile and the forest service connections adds 0.6 miles to the farm. The beginner loop is suitable for younger or beginner riders. The downhill trail is rewarding for beginners as well and will help the children learn. It's about 1 ¾ miles and the flow trail will be the most southern trail and the heart of the farm. In terms of funding, a grant from the Utah office of outdoor recreation, donations from the community and Farmington City. This is cost effective. He stated that the city will be responsible for installation, and will also prevent erosion. Maintenance will be kept up by high school students as a part of their membership with the team. Petition to the Planning Commission for approval and that will allow the next steps needed to get this completed. They want to strive for a January 2020 approval and Forest service timing is fall of 2019 so timing is crucial.

Connie Deianni asked if benches will be available for people or parents to sit and who is the builder? **John Lowe** stated that they would love that and any donation could be accepted and it could be named on their behalf. **Rulon Homer** and **Amy Shumway** both questioned, "what if someone crashes?" Both **Dave Petersen** and **John Lowe** added that the city attorney has reviewed this and they see no liability to the city on this.

Roger Child inquired about any bathroom facilities? **John Lowe** stated that there is one at the lower pond parking lot but upward on the trail there is none but it could land on the city to put one in if they feel it's needed, he feels the pond facility is sufficient. **Shawn Beus** said he was there on the little tour we had days prior and some residents brought up the concern of ATV's and Motorcycles on the trail. It's not convenient for them but believes it will not be an issue. **Shawn Beus** also asks about lighting, if any. **John Lowe** stated that most people at night if they are riding will have a head lamp attached to their helmet. **Roger Child** asked about the probability of the grant being approved? **John Lowe** said it's likely and he's been in contact with the state and they are excited for it. Forest Services will also help as well.

Dave Matten (312 Oak Lane) is a 19 year Farmington resident and is thankful for the growth. He is excited to advocate for this trail and races with the team. He also said his son is always on his bike and would like him closer to home and in the area.

Brad McDonald (687 N 300 E) is across from the park and in favor of this great idea. He felt it would be great for the community also, and has loved watching the kids go up and down the trail. The only concern is the "shooting range" that is nearby. It's not an actual range, rather a place that people in the community go to.

Sean Speechly (313 S 1200 W) said that the trails here in Farmington feed to the location and kids can go to the trails to do a single track to the trail. It would be a great idea and the community is thirsting for this activity. It's a huge need and this is the time, he states that he strongly supports this.

Jim Taylor (83 E 600 N) is right at the start of the trail, the only area where they funnel down. He's been there for 75 years, and he's for the trail but wants the planning commission and city council to consider the following problems. 1. Traffic on 100 E and many complaints with everyone, he wants to propose a

speed bump. City said they are liable for that. 2. Council to consider safety of the neighborhood. There is a fence of his that has been knocked down multiple times because people do not slow down. He states that the bikers also park in his yard, and he doesn't like it. He can hear kids outside early hours or late at night. He said that the restroom facility is not maintained also. He lastly states that he likes the idea for kids but we need to think of some issues and how to maintain it. It could be dangerous for children if there is no traffic stop somehow, in the area.

Connie Deianni asks to hear from some students.

Kesler Horton (973 Country Lane) rides his bike 4-5 times a week and generally goes with his friends and they typically go north or south. He thinks this new trail will be great. Going 5+ miles to get to a trail isn't as fun when they could easily ride over to the trail.

Parker Connors (373 Quail Run Rd) said biking has brought him closer to his community and has given him new friends and given him respect for the land.

Aiden Lund (1951 Ruger Place) through the team, he has met many new friends and gets to hang out with them and stay out of trouble, he states that they get to see the amazing state and wants to see more of where he lives and have pride in the beautiful mountainside. In favor of this trail project.

Tracy McCoy (685 S 300 E) in regard to the range that some people use for shooting and trail committee is aware of this and he has been on assignment to this. The range is on forest service land and they are working on a contractor to put barricades on it. If the contractor follows through with the bid, we will have an excavator and will request community assistance to clean up the remaining. It will effectively remove the unauthorized range.

Keith Ann Taylor, wife of **Jim Taylor** (83 E 600 N) is not against the trail but somehow wants to work with the neighborhood on the traffic and it's a residential area, and that needs to be remembered. She said it gets tremendously bad, and others are disrespectful to the residents nearby.

Connie Deianni closes the public hearing.

Russ Workman asked **Dave Petersen** about the speed bump issues, **Dave Petersen** said that snow plows do not like to go over the bumps and public works has been hesitant on that, they have done a street study and traffic study on the area, the traffic engineer has suggested a three way stop or a speed table. **Connie Deianni** asks if there is a reason for signage in regard to parking, **Dave Petersen** said we can look into it and consider it as a condition and maybe we could add a stop sign before the residential area and existing area and that way they have a stop sign and will slow traffic down before approaching the residential area. It could possibly solve the speed concern, it's also noted that there is a blind spot by the pond and there could be a danger there with children on bikes. If we have a warning sign that reads something along the lines of biking and children, it will heighten people's ability to be alert and this could prevent a collision. Conditions could include a speed table, signage, and a new stop sign and possibly a kids crossing. **Connie Deianni** suggested a "entering bike park" verbiage and **Amy Shumway** seconds that concern.

Amy Shumway states that they met with **John Lowe** on this and there would be a bar on the road to help with the speed. **Connie Deianni** requests that the letter **John Lowe** handed the commissioners be entered into the record, this will be at the end of the minutes.

Shawn Beus said it's time to make Farmington a trail town. He also states that the nature of outdoor recreation is increasing and he met with individuals in regard to the ATV/snow mobiles, and sees no concern on it. Lastly, he states that the county will likely be supportive in regard to the trail and/or grant if needed. They have made financial contributions to other trails in the past so it's not unheard of to approach them. **Amy Shumway** also stated her excitement on this project. She was worried about maintenance but **John Lowe** quickly calmed her fears on that and is appreciative of those students who will work on it as well as the local shops who are being involved with this. She also wanted to say that the Planning Commission hears the **Taylor** family's concerns and will address them appropriately. We will include the letter that the **Taylor's** wrote to the city in regard to this as well at the end of the minutes.

MOTION

Connie Deianni entertained a motion and wants to include signage at the bottom of the trail, stop sign, speed bumps as consideration, signage in front of the resident homes and no trailers on the road. **Dave Petersen** noted that the City Council is ready to approve this also. **Shawn Beus** motioned to approve the site plan with the notions above. **Amy Shumway** seconded this motion. All were in favor.

Conditions:

1. *The applicant provides a long term maintenance plan for the trails and park including among other things, maintenance of open space with natural vegetation and erosion control plan.*
2. *Access be defined with a clearly marked bike park entrance and signage discouraging motorized use or ATVs.*
3. *A parking plan may be needed if the area becomes over congested.*
4. *The City reserves the right to review the conditional use permit as needed in order to ensure compliance with conditions of approval.*

Findings:

1. *The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.*
2. *The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use;*
3. *The Farmington Pond will provide adequate parking for the use.*
4. *The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.*
5. *The Farmington Pond has adequate restroom, parking and other facilities needed to support the proposed development.*
6. *The size, dimensions, location, topography and access are adequate for the proposed use.*

ITEM #3 Schematic Plan approval for Farmington Foothills Subdivision. (S-4-19)

Meagan Booth reviewed the staff report and said that they had a public hearing on the 16th of July that was tabled. **Todd Strong** has worked with neighbors (**Hunter family**) to provide access to their property and topography for the top lot. Conditions are listed in the staff report. **Todd Strong** (2274 W 1025 S. in Syracuse) noted that after the last meeting he followed the recommendation of the city and suggestions from the fire department. **Shawn Beus** noted that he neighbors have helped and the community and they appreciate that.

MOTION

Roger Child moved to recommend that city council to approve the foothills, ordinances, conditions 1-5 and findings 1-4. **Amy Shumway** seconds this. All in favor.

Conditions:

1. *Final drawings for the private access to the Hunter property must be approved by the Fire Department and the City Engineer.*
2. *The grade of the road must be approved by the City Council based on the City Engineer's recommendation.*
3. *The road must be dedicated to the north property line.*
4. *The developer must follow all requirements of Chapter 30 Foothill Development Standards.*

Any outstanding issues raised by the DRC shall be addressed by Final Plat

Findings:

1. *Lot dimensions and configuration comply with the standards set forth in the Zoning and Subdivision ordinances.*
2. *The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.*
3. *The schematic plan is consistent with the City's General Plan.*
4. *The proposed private street providing access to the Hunter property south of the project is necessary because:*
 - a. *It dramatically decreases the cut and fills on the applicant's property;*
 - b. *It is impossible for the Hunter family to develop a portion of the property otherwise due to the topography and steep slopes;*
 - c. *It provides better fire access to both properties;*
 - d. *The Private street only traverses a short distance for emergency access and the economies of scale exist to maintain this short street; and*
 - e. *The private street is consistent with the rational set forth in 12-7-030 B of the Subdivision Ordinance.*

ITEM #4 Farmington Overlook Subdivision Schematic Plan (public hearing) (S-9-19)

Meagan Booth reviewed the staff report to the commissioners, noted it is an LR-F zone, minimum lot size is 20,000 square feet and a conventional subdivision, average lot size is 1.16 acres. This is between two subdivisions already and has access through a road and there are 9 lots proposed. City engineer **Chad Bushell** has confirmed that all is compliant. **Jared Schmidt** (1100 S Frontage Rd. Centerville) said that they have met all requirements for the lots. Anything over 4 foot needs to be engineered, as noted. **Dave Petersen** states that it is not that big compared and the slop can mitigate more with the yard, and that this is a minimum job.

Robert Aamodt (284 Grand View Ct) backs the property, he is more interested in hearing on the excavation and engineering. **Connie Deianni** stated that there could be a soil sample that we should see. **Jared Schmidt** notes that it isn't something that is looked at until preliminary plat so it was not brought tonight since tonight is schematic. **Connie Deianni** noted that the soil report be available for the condition.

John Coyle (1526 Compton Rd) adjacent to the right of the lots proposed. His concern is the road to the east, as the slope comes down it would be straight from an intersection and the drain there is blocked off and causes water to be ran downward. The drainage needs to be taken care of.

Valene Bess inquired about the sidewalks nearby for walking. **Dave Petersen** said that we will be putting in street crossing and sidewalks. On Compton, there are different kinds of sidewalks down the road and there is a curb and sidewalk, curious to know if it will continue and wants it to be kid friendly.

John Lodder (291 Grand View Ct) property is nearby, he is concerned on the drainage since his property is lower than the lot. He wants to suggest the slope away from them. Lot three above, says it is not buildable, curious on how lot 1 is buildable and not the other. **Dave Petersen** noted that lot 8 is the driveway.

Bruce Needham (282 Grand View Ct) said he feels like he's been blindsided and wants to encourage to let neighbors look at this. He wants to know the impacts and has thoughts of the importance to talk about drainage, directed to his property. Also, the roads on the top of the property and the ditch nearby that could direct water to his house. There is also an earthquake fault and reservoir above. If not buildable, he is curious on the future plans of the area.

Connie Deianni closes the public hearing.

Meagan Booth addressed the schematic plan approval process. The schematic plan does not give investing to the developer. The preliminary plat gets more technical. Schematic is where planning commission makes a recommendation and the city council/DRC would be addressed. It would have to be approved the next meeting. Our City Engineer will look at this as well due to the new storm water duties. **Dave Petersen** recommends that the website was updated, the sandwich board was located at the site and there were at least 2 letters sent out to the public within a 300-mile radius, so neighbors were warned on this. **Dave Petersen** also recommends that the developer meet with the nearby neighbors on this.

MOTION

Amy Shumway motioned to recommend that city council approve the schematic plan subject to traffic engineer including the findings. **Rulon Homer** seconds this motion. All were in favor.

Conditions:

1. Any outstanding issues raised by the DRC shall be addressed by Final Plat.
2. The developer must follow all requirements of Chapter 30 Foothill Development Standards.

Findings:

1. *Lot dimensions and configuration comply with the standards set forth in the Zoning and Subdivision ordinances.*
2. *The DRC has reviewed the schematic plan and all comments from the DRC have been addressed.*
3. *The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.*
4. *The schematic plan is consistent with the City's General Plan*

ITEM #5 Taylor Spendlove/Brighton Homes zoning map amendment (public hearing) (Z-4-19)

This is a rezone request for the Cook Property, as they are requesting to rezone from A (agriculture) to GMU (general mixed use), they are proposing townhomes in this area along with some commercial use. The goal is to provide employment base that will also help with Station Park and provide a daytime population. **Taylor Spendlove** (152 Havenwood. Kaysville) stated that a buyer could use the floor level for a commercial use such as a hair salon or insurance office to have as street frontage and then have a home as well on the property.

Nate Pugsley (215 Redwood Rd) is the owner of Brighton Homes. He is open to having businesses up front and residential behind, he noted that he's open and willing to comply however he needs. Asks if we could make a condition on a zone change. **Shawn Beus** noted that maybe we could table this and he could submit a concept plan. **Russ Workman** recommends to follow City Council recommendation.

Jeff Cook (582 N 340 E. Centerville) He owns the property along with siblings and is confident in Brighton Homes. He adds that if this is tabled and it's not involved with design, it would be nice to have some direction regarding this.

Connie Deianni closes the public hearing.

Roger Child asked if the GMU plan is what is on the master plan or general plan, and if we have the authority to deny if that is the case. However, one concern is the intended use of the zone on one single parcel and the uses have been zoned for retail.

Russ Workman recommends to communicate with City Council regarding this and not deny but just table. The Developer mentions that he would prefer if we approve it to be consistent with the General Plan.

MOTION

Shawn Beus recommended approval to the city council, **Roger Child** seconded this. 4 to 3 vote so this will pass but the concept will need some updating before the City Council will review. **Dave Petersen** stated that the zone is GMU map in zoning and it's consistent. **Russ Workman** wanted to change his vote at this time. The Planning Commission is split on the approval of this agenda item. It's recommended that the city council review this.

Findings:

1. *The proposed zone change is not reasonably necessary. Many town home projects similar to the proposal by the applicant already exist in the community,*

- or have previously been approved. However, these projects do not include a significant non-residential component providing a more mixed use setting.*
- 2. The townhomes, by themselves, are not in the public interest because without a considerable presence of non-residential uses on-site, or otherwise, they do not assist in maintaining and/or enhancing the City's tax base, especially in one of the last areas in the community strategically set-aside for non-residential uses.*
 - 3. The proposed amendment is not consistent with the North Station Small Area Master Plan, which is an element of the City's General Plan, nor is it consistent with the purpose of the GMU zone, both of which are referenced in the staff report.*

OR

- B. Move that the Planning Commission recommend that the City Council approve the proposed zone map change*

Findings:

- 1. The proposed zone change is reasonably necessary and in the public interest because it will result in a greater diversity of housing types.*
- 2. Although it is yet to be determined whether or not the proposed use is consistent with the future street network planned for the area, the proposed zone map amendment matches the GMU designation on the regulating plan.*

ITEM #6 Russon Mortuary Crematory/Accessory Building Site Plan (SP-6-19)

Property owner is RussCo LLC and the site plan is for a crematorium and three car garage. **Meagan Booth** reviewed the staff report on this, noting that the accessory building is related to the use, modification may be granted that it is necessary to accommodate.

Matthew Russon (2127 W Rifleman Dr) wants to serve the residents in the area better, cremation is more of a demand nowadays in regard to funeral services. He also stated that it will look like the existing building. **Matthew Russon** indicated that their current crematorium is in Salt Lake and that location will be closed by the end of 2019. They are currently building in Syracuse right off of highway 193 near Syracuse High School and Syracuse Arts Academy. **Connie Deianni** asked if they have spoken with any neighbors, and he stated that no they had not but he had spoken with **Dr. Brian Call** of Oakridge Dental who they will be neighboring and they seem to have no issues with it. **Rulon Homer** asked if there will be any noticeable items such as smoke or odor, **Matthew Russon** responded with 95% of the time, no. It is an invisible, clear vapor and it's hot enough that it is not smoke per say. However, if someone wants to cremate in a casket then there could be a smoke due to the design or make of the casket. **Connie Deianni** asked when cremations happen, he responded with normal business hours and they are open 6 days a week, on average there is 7 cremations per week. **Amy Shumway** noted that she is uneasy about the crematorium as she lives down the road and is nervous of it being near residential, she does not feel she can approve this. **Roger Child** asks about the existing structure, if it would be major renovation. It would, **Matthew Russon** states and said it would be close in cost if not more.

MOTION

Rulon Homer motioned to approve the site plan, **Shawn Beus** seconded this. **Amy Shumway** and **Connie**

Deianni oppose this. There is a five to two (5-2) vote so this will pass.

Conditions:

1. *The site plan must meet all recommendations and requirements established by the DRC Review.*
2. *All further site plan review be delegated to staff.*

Findings:

1. *A funeral home is an allowed use in the C zone.*
2. *Crematory/Storage Buildings are clearly incidental, customarily appropriate and subordinate to a funeral home.*

ITEM #8 Conditional Use Permit for an Accessory Dwelling Unit (public hearing) (C-9-19)

Nathan and Carrie Rigby requested a conditional Use permit for an accessory dwelling unit for a pool house. **Nathan Rigby** (1428 S 750 E Kaysville) stated he's excited to build a future forever home here in Farmington. He is requesting a conditional use permit for a pool house and the intent is for personal use if parents needing to age and live with them and/or if family members come to visit, or children when they grow up to come visit.

MOTION

Roger Child motioned to approve this, **Amy Shumway** seconded this motion, all were in favor.

Conditions:

1. *The building shall meet all requirements of the building code prior to occupancy.*
2. *No rent or other compensation may be charged for occupants of the accessory dwelling.*
3. *The applicant must meet the standards for accessory dwellings set forth in Section 11-2-020 of the Zoning Ordinance.*
4. *The single family dwelling together with the ADU must only be occupied by one family.*
5. *A maximum of one accessory dwelling unit shall be allowed per single-family home.*

Findings:

1. *The proposed use is compatible with the character of the site, adjacent properties and surrounding neighborhoods.*
2. *The accessory building is subordinate to the single-family dwelling.*
3. *The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.*
4. *the proposed use is not detrimental to the health, safety, and general welfare of persons residing in the vicinity.*

ITEM #9 Conditional Use permit consideration for Secondary Dwelling (public hearing) (C-12-19)

Going into Item #9, **Shawn Beus** excuses himself from the Planning Commission deliberation to entertain his conditional use request before his peers. **Shawn and Kim Beus** (1727 Clark Ln) requested a secondary dwelling on the west side of their existing home, explains that is a modest addition and HOA has already approved this. He plans to help a resident here and make it affordable for them. This has given him a chance to go speak with neighbors and get to know them as well on this and nobody

seemed to have any issues in regard to this. He also notated that there will be two off street parking stalls and the setbacks will meet requirements.

Roger Child asked the staff about gas and electric, **Dave Petersen** noted that he was not sure on this and there may be no requirement on the two separate meters.

MOTION

Amy Shumway motioned to approve this secondary dwelling conditional use, **Rulon Homer** seconded this motion, all in favor. **Shawn Beus** returns to the panel.

Conditions:

1. *The property shall meet all requirements of the building code prior to occupancy for the apartment.*
2. *The property owners are allowed maximum of one secondary dwelling unit.*
3. *The applicant must provide at least one off street parking stall for the secondary dwelling. Such parking stall shall be in addition to all off street parking requirements for the primary single-family dwelling on the lot and shall conform with the city parking standards.*
4. *The applicant must obtain an excavation permit for any work in the right of way.*
5. *The addition must be designed and appear as an integral and architectural part of the single family home (see evaluations attached)*
6. *The secondary dwelling shall be occupied exclusively by one family additionally, either the single-family dwelling or secondary dwelling shall be owner occupied.*
7. *The applicant must meet the standards for secondary dwellings set forth in Section 11-28-200 of the zoning ordinance (see attached).*

Findings:

1. *The secondary dwelling unit will be constructed as part of a single-family dwelling and is subordinate in size to the existing single-family home. Existing home is 1,750 square feet. The new addition for the secondary dwelling unit is 940 square feet. The total square footage is 2,640 square feet.*
2. *The addition must be designed and appear as an integral and architectural part of the single family home.*
3. *The proposed use complies or will comply, will all regulations and conditions in the Farmington City zoning ordinance for this particular use.*
4. *The proposed use conforms to the goals, policies, and principles of the comprehensive General Plan.*
5. *The proposed use is not detrimental to the health, safety, and general welfare of persons residing in the vicinity.*
6. *The motion for approval is consistent with State law for conditional uses.*

ITEM #10 Ace Athletics Academy Conditional Use (not a public hearing) (C-6-19)

Meagan Booth reviews the a staff report regarding Ace Athletics Academy and noted that they have completed the solar study and have arranged a meeting with SPARC. Architect summarized that all items have been completed and **Scott Adamson** (940 E Windsor Lane. Bountiful) presented the items before the planning commission. It's noted that they have complied, met with the neighbors, and

demonstrated that there is no effect on the **Openshaw's** solar panel and that the neighbors were okay with the parking lot. They were not excited to move the building but they will move the entrance from Glover's Lane. **Roger Child** asked about the ice/snow in the winter. **Scott Adamson** noted that he spoke with **Chad Bushell (city engineer)** and he noted that it should not be an issue. It was also said that it's very expensive to swing the building and that's why they are hesitant to move it. **Kelly Nelson (2375 W Syracuse)** noted that they have a new site plan and it's been submitted and approved, as well as the lighting levels as well. All of the lights fall within the standards, and they have an intent to move the parking to the south. **Amy Shumway** noted the last public hearing and said that moving the parking lot moves the traffic and the lights and neighbors felt it was intrusive, she also recommended to move the parking lot, as well as **Russ Workman**. **Scott Adamson** says it's not a deal breaker and will do whatever it takes to comply. **Meagan Booth** mentioned to add condition, since the staff reports were written prior to the SPARC meeting and to add an ice guard.

MOTION

***Russ Workman** motioned to approve the conditional use permit based on the additional conditions of entrance off of Glover's Lane, moving the parking lot south to be adjacent to Glover's, and Ice guards. **Shawn Beus** seconded this motion, all were in favor.*

Conditions:

1. A building permit from the Building Department is required before continuing construction.
[Note: Grading and construction on the site began prior to receiving conditional use approval from the Planning Commission A stop work order has been issued on the project by the City].
2. The applicant shall obtain a CLOMR and meet all other storm water requirements for adequate drainage on the site.
3. The applicant must obtain a recommendation from the City Engineer for an adjustment to the required offsite improvements. This must also be memorialized in an agreement with the City.
4. The road has been damaged. The applicant must repair the damaged road per the City Engineer's direction.
5. Site development on agricultural lots shall conform to applicable requirements set forth in 11-7-070.
6. The City's Site Plan Architectural Review Committee (SPARC) shall provide their input on the site plan.

ITEM #11 Zone Text Amendment (public hearing) (ZT-2-19)

Farmington City has requested a zone text amendment for Flood Damage Prevention and have already heard from staff on this. Closed the hearing as nobody is in attendance.

MOTION

***Shawn Beus** motioned to recommend that City Council approve this, **Roger Child** seconded this, all were in favor.*

Findings:

1. Increasing the BFE will reduce the chances of flood damage to residences during a 1% annual flood.

- 2. FEMA recommends adopting requirements that exceed the minimum NFIP requirements for obtaining flood insurance in a community.*
- 3. Defining who is responsible for submitting required documentation when there is development in the flood plain will ensure compliance with NFIP requirements.*

MISC ITEMS

Dave Petersen asked the commissioners about their thoughts on the sidewalk deviation to the planning commission around the neighborhood of Shirley Rae Dr. It was referred to City Council.

*Motioned to **ADJOURN** made by **Amy Shumway** and seconded by **Rulon Homer** at 10:19 PM.*

Connie Deianni, Planning Commission Chair

August 22, 2019

Farmington City
Planning Commission

Connie Deianni
Roger Child
Rulon Homer
Russ Workman
Amy Shumway
Shawn Beus
Greg Wall

Planning Commission,

The city has made 600 North and 100 East in Farmington the only route in and out of Farmington Canyon and the Farmington Pond. This presents a high flux of a variety of traffic, from cars and trucks to many four wheelers/4 x 4s, motorcycles, dirt bikes, bicycles and foot traffic. Many of the 4 wheelers and dirt bikes are not licensed and some of the 4 x 4's are not road worthy. 35-50 percent these individuals are very disrespectful of the fact that this area is residential. Frequently there is a disregard for speed limits, stop signs and noise. Individuals park on 100 E in front of our homes, dismounting their rigs and race up the canyon. Heaviest times are Friday evening, Saturday and Sundays. This isn't limited to day time hours as many times this occurs in the middle of the night.

Our block retaining wall, in front of our house, has been hit and knocked down a total of 5 times from cars and trucks running the stop sign and hitting the retaining wall.

Over the past several years our neighborhood has sought assistance from various Farmington agencies to assist us in helping to curb the activity. The police do their best to patrol the area, but other then that little has been done to address our concerns. Many of our suggestions have been rejected and there has been no solution to our frustrations.

Now, with the proposal from the Farmington Mountain Bike Team to establish a bike trail this will only add to the traffic along 100 E and 600 N and heighten the frustrations of our neighborhood.

There is currently a mountain bike trail at the boarder between the Farmington and Fruit Heights. Rather than concentrating all the recreational activities around Farmington Canyon and concentrating traffic through our neighborhood, please consider putting the time, effort and money into improving the existing bike trail at the northern boarder of our town.

At least table this request and allow our neighborhood time to work with the city to find solutions for our concerns before adding additional traffic burden to our area.

Thank you for your consideration and time.

Respectfully,

Jim and Keith Ann Taylor
83 E 600 N
Farmington, Utah
kat2118@hotmail.com



910 South Mountain Road, Fruit Heights, Utah 84037
www.fruitheightscity.com (801)546-0861 Fax (801)546-0058

July 10, 2019

Coach Lowe:

Its been a couple of weeks since the Farmington High Mountain Bike team provided Fruit Heights City with some amazing service along the mountain bike trail. I wanted to personally reach out to you and your team and thank each of you for your help in this effort. I was shocked with the amount of debris that the team was able to remove and haul to the dumpster. This was a lot of work and a huge improvement to the overall look and feel of the area, it looks so much better!

As the coach, thank you for taking the time to teach these high school kids the value of work and of working together. I believe that when we work together, we all benefit from projects like this and we tend to take ownership of the trail and have some pride in the work that was accomplished.

I hope that you all continue to use the mountain bike trails. If there are problems or issues that need to be addressed, don't hesitate to contact me. Again, I appreciate the generous service that the team provided to the City of Fruit Heights, RIDE ON!

Respectfully,

A handwritten signature in blue ink that reads "Brandon Green".

Brandon Green
City Manager

Mayor: John M. Pohlman
City Manager/Recorder: R. Brandon Green
City Treasurer: Trina Stott

Council Members
Diane Anderson-Gary Anderson
Julia Busche-Jeanne Groberg-Brandon Halliday



Planning Commission Staff Report September 19, 2019

Item 3: Davis County Medical Expansion

Public Hearing:	Yes
Application No.:	C-15-19
Property Address:	800 W State St, Farmington, UT 84025
General Plan Designation:	O/BP (Office/Business Park)
Zoning Designation:	BP (Business Park)
Area:	11,453 square feet (5726 sq. ft. foot print)
Property Owner:	Davis County
Applicant:	Davis County

Request: *Applicant is requesting a conditional use for an addition/modification on a developed site.*

Background Information

In April of this year, Davis County approached the Farmington City Council to tour their current medical unit at the Davis County Jail. The conversation surrounding the tour included the need to provide basic medical care to individuals who enter the facility with addiction, mental illness and other medical issues/basic needs. The addition includes 26 medical beds with no extension of inmate capacity. The addition is a modification of an existing site and therefore requires a conditional use in the BP (Business Park) Zone.

Suggested Motion:

Move that the Planning Commission approve the conditional use for Davis County Jail subject to all applicable codes, development standards and ordinances and with the following conditions;

1. The site plan must meet all recommendations and requirements established by the DRC Review.

Findings:

1. The use is necessary to provide medical services for the population at the jail.
2. The addition is not contrary to the general plan and is compatible with the existing jail site.
3. The onsite improvements will provide better access for emergency relocations including ambulance.
4. The addition does not encroach any closer to the east property line and is located toward the interior of the site.
5. The use is not detrimental to the health, safety or general welfare of persons residing or working in the vicinity.
6. The site plan must meet all requirements established by the DRC.

7. All further review of the site plan will be dedicated to staff.

Supplemental Information

1. Existing Facility Map
2. Proposed Location
3. Floor Plans
4. Conditional Use Approval Standards

Applicable Ordinances

1. Title 11 Chapter 14 Section 030 Business Park (BP) Conditional Uses
2. Title 11 Chapter 8 Section 050: Conditional Use Standards

11-8-050: CONDITIONAL USE STANDARDS:

Conditional use applications shall be reviewed in accordance with, and shall conform to, all of the following standards:

- A. Necessity: The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general wellbeing of the community;
- B. Compliance: The proposed use shall comply with the regulations and conditions in this title for such use;
- C. Comprehensive Plan: The proposed use shall conform to the goals, policies and governing principles of the comprehensive plan for Farmington City;
- D. Compatibility: The proposed use shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing and proposed development;
- E. Adequate Improvements: Adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation are available or may be provided; and
- F. Use Not Detrimental: Such use shall not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. A proposed use shall be considered detrimental:
 1. If it will cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes;
 2. If it will unreasonably interfere with the lawful use of surrounding property; or
 3. If it will create a need for essential municipal services which cannot be reasonably met. (Ord. 1991-27, 7-17-1991)

EXISTING FACILITY



PROPOSED LOCATION

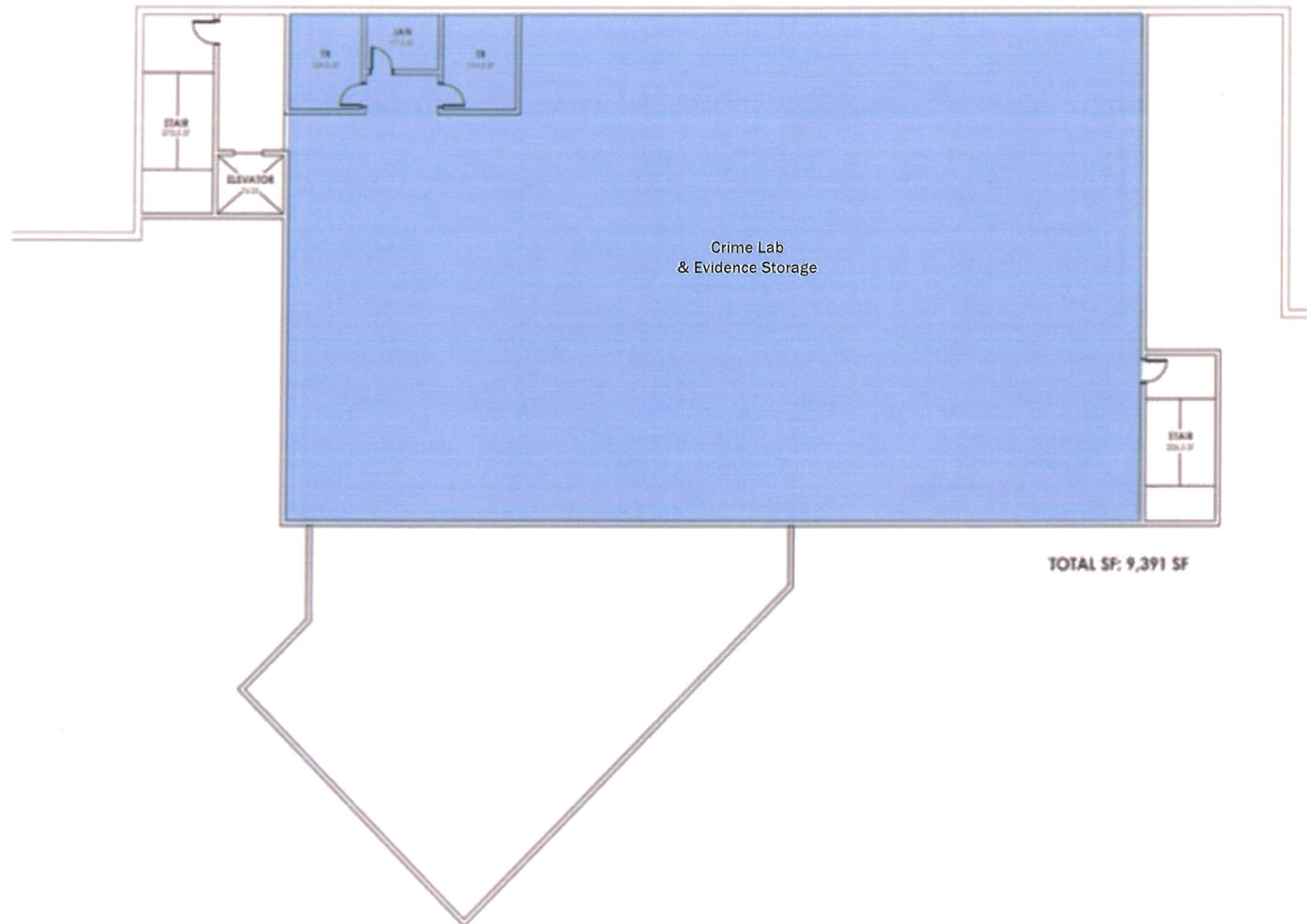


First Floor Medical Observation Unit

- 13 Individual Male Cells
- 1 Group Male Cell
- 6 Individual Female Cells
- 1 Group Female Cell
- 1 Padded Safety Cell
- Dedicated Pharmacy
- Dedicated Nurse Prep Room
- 2 Exam Rooms
- Mental Health Offices
- Separate Male and Female areas
- Vehicle Sallyport for Emergency Transports



Upper Floor Crime Lab & Evidence Storage





Planning Commission Staff Report September 19, 2019

Item 4: Building Height Zone Text Amendment---OMU Zone

Public Hearing:	Yes
Application No.:	ZT-3-19
Property Address:	N/A
General Plan Designation:	CA/BP (Class A Business Park)
Zoning Designation:	OMU (Office Mixed Use)
Area:	N/A
Property Owner:	N/A
Applicant:	Farmington City

Request: *Applicant is requesting a recommendation to amend building height standards set forth in Chapter 18 of the Zoning Ordinance regarding the Office Mixed Use Zone.*

Suggested Motion:

Move the Planning Commission continue the public hearing and this agenda item to its October 3, 2019 meeting.



Planning Commission Staff Report September 19, 2019

Item 5a: Vandermeiden Garage Conditional Use for Garage Height

Public Hearing:	Yes
Application No.:	M-4-19/C-16-19
Property Address:	1928 West Buffalo Circle
General Plan Designation:	DR (Development Restriction, Very Low Density, Agricultural Open Space)
Zoning Designation:	AA (Agricultural Very Low Density)
Area:	.83 acres
Property Owner:	Bradley and Natalee Vandermeiden
Applicant	Bradley Vandermeiden

Request: *Applicant is requesting a conditional use approval to increase the height of an accessory building(detached garage) from 15 feet to 19 feet in height.*

Background Information

The applicant wishes to place a 19 foot high detached garage in the rear yard of his lot. The property is zoned AA and subject to the standards set forth in Chapter 10 (Agricultural) of the zoning ordinance, but because the garage is subordinate in height and area to his home (the main building) he is able to follow the standards for accessory buildings in Chapter 11(Single Family Residential Zones). Accordingly, the maximum height for such buildings is 15 feet “unless an increased height is approved by the planning commission after a review of a conditional use application filed by the property owner” (Section 11-11-070 B)

Suggested Motion:

Move that the Planning Commission approve the conditional use application and increase the height of the accessory building to 19 feet, subject to all applicable codes, development standards and ordinances and the following condition:

1. Any eave, or part of the accessory building, shall not overhang or extend past a property line.

Findings for Approval

1. The subject property is large enough that a detached garage will fit on the property without any foreseeable adverse effects.
2. The accessory buildings is subordinate in height to the main building.
3. Is located at least fifteen feet (15') from any dwelling on an adjacent lot;

4. The detached garage will not encroach on any recorded easement;
5. The proposed structure is compatible with the character of the site, adjacent properties and surrounding neighborhoods.



Supplemental Information

1. Vicinity Map
2. Site Plan
3. Photos
4. Conditional Use Standards

Applicable Ordinances

1. Title 11 Chapter 8 Conditional Uses
2. Title 11 Chapter 11 Section 070 Building Height

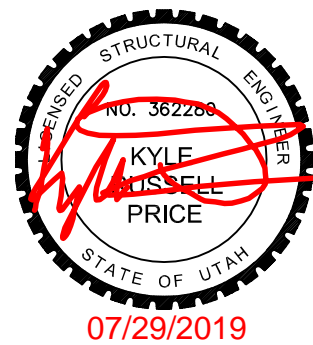


 <p>FARMINGTON</p>	<h2>VICINITY MAP</h2> <p>1928 West Buffalo Circle</p> <p><small>Map: 5/20/2017 10:23:00 AM 10/23/2017 10:23:00 AM</small></p>	<p>0 200 400 600 800 Feet</p> <p>0 50 100 150 200 Meters</p>		<p><small>Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.</small></p>
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VANDERMAYDEN GARAGE

AN RML DESIGN PROJECT



GENERAL NOTES

THE GENERAL CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING. THE CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS OR OMISSIONS ON THESE PLANS. USE OF THESE PLANS CONSTITUTES COMPLIANCE WITH THE ABOVE TERMS.

IT IS THE DUTY OF THE GENERAL CONTRACTOR TO DISCOVER ANY POTENTIAL ERRORS, OMISSIONS, OR INCONSISTENCIES IN THESE PLANS AND TO REQUEST A SOLUTION OR CLARIFICATION BEFORE CONSTRUCTION BEGINS ON THIS PROJECT.

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.

UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2015 INTERNATIONAL RESIDENTIAL CODE

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND THE SAFETY IN AND AROUND THE JOB SITE AND OF ADJACENT PROPERTIES.

THE GENERAL CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN BOTH DURING AND AFTER CONSTRUCTION.

COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR.

NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

NOTE THAT ALL PLAN VIEWS TAKE PRECEDENCE OVER ELEVATIONS AND SECTIONS.

ALL MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE PROVISIONS OF THIS CODE

ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER

PROFESSIONALS



DESIGNER

RML DESIGN

RANDALL M. LEWIS
1436 S. LEGEND HILLS DRIVE
SUITE #320
CLEARFIELD, UTAH, 84015
801-217-3727

ENGINEERS

PRICE ENGINEERING

KYLE PRICE
3677 N. HWY 126, SUITE N
FARR WEST, UTAH 84404
801-771-0542

BUILDING INFORMATION

OWNER

BRAD VANDERMAYDEN

ADDRESS

1928 W. BUFFALO CIR.
FARMINGTON, UTAH

SQUARE FOOTAGE

UPPER LEVEL	N/A
MAIN LEVEL	980 SQ. FT.
TOTAL	980 SQ. FT.
LOWER LEVEL	N/A
BONUS ROOM	N/A

DRAWING INDEX

A0.1	COVER SHEET
A0.2	GENERAL NOTES
A0.3	GENERAL NOTES
A1.1	SITE PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A2.3	ELEVATIONS
A2.4	ELEVATIONS
A3.1	MAIN FLOOR PLAN
A3.2	MAIN FLOOR WALL FRAMING PLAN
A4.2	SECTIONS & DETAILS
A4.3	SECTIONS & DETAILS
A4.4	SECTIONS & DETAILS
S1.1	FOOTING / FOUNDATION PLAN
S1.2	ROOF FRAMING PLAN
S2.1	STRUCTURAL DETAILS
S2.2	STRUCTURAL DETAILS
S3.3	STRUCTURAL DETAILS



1436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801. 217. 3727

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PROJECT NAME:

VANDERMAYDEN GARAGE

LOCATION INFO:

ADDRESS
1928 W. BUFFALO CIR.

CITY
FARMINGTON
STATE
UTAH

CLIENT NAME:

BRAD VANDERMAYDEN

PLAN NAME:

GARAGE

ORIGINAL RELEASE:

JULY 16, 2019

REVISION DATES

XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

VANDERMAYDEN-GAR-A-XXX-1-B-B

COVER

A0 | 1

PAGE 1 OF 18

NOTE:

LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM CONCRETE WALLS. THE GRADE AWAY FROM THE FOUNDATION SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. (5%)

NOTE:

DUST, MUD, AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES

BUILDER-OWNER SHALL REPLACE ANY CURB® GUTTER ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE DEFECTIVE, AS DIRECTED BY CITY INSPECTOR.

A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT AND APPROVE ANY RETAINING WALLS THAT ARE HIGHER THAN 4', ONCE CONSTRUCTED

NOTE:

*ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.

*GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR DIRT/MUD ON SITE DURING BAD WEATHER AND FOR CLEANING UP AFTER SUBCONTRACTORS

*STREET, CURB AND GUTTER, WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.

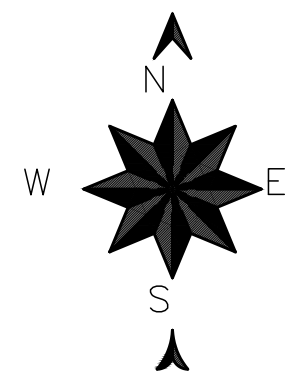
*GRAVEL BAGS TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.

*BERMS AND SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING TO BLEND WITH ADJACENT LOTS.

*DRAINAGE ALONG REAR DRAINAGE EASEMENT MUST BE MAINTAINED AFTER LANDSCAPING TO ALLOW FLOW FROM SURROUNDING LOTS TO CROSS THE LOT AS SHOWN ON SUBDIVISION GRADING PLAN.

*A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE WORK. WASHOUT INTO THE FOUNDATION OR ON THE GROUND IS PROHIBITED.

- * All storm water and dirt will be kept on site until final landscaping is done.
- * The grade away from foundations walls shall fall at a minimum of 6" within the first 10'.
- * Street curb and gutter will be inspected and cleaned of all mud and dirt at the end of every day.
- * Gravel bags (or equivalent BMP) to be placed and maintained around any storm drain inlet adjacent to or immediately downstream from site during construction.
- * Berms or swells may be required along property lines to prevent storm water flow onto adjacent lots.
- * A lined concrete washout area must be provided at the site for all concrete, paint, stucco or masonry work.



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**VANDERMAYDEN
GARAGE**

LOCATION INFO:
ADDRESS
**1928 W. BUFFALO
CIR.**

CITY
FARMINGTON
STATE
UTAH

CLIENT NAME:
**BRAD
VANDERMAYDEN**

PLAN NAME:
GARAGE

ORIGINAL RELEASE:
JULY 16, 2019

REVISION DATES
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

VANDERMAYDEN-GAR-A-XXXX-2-B-C

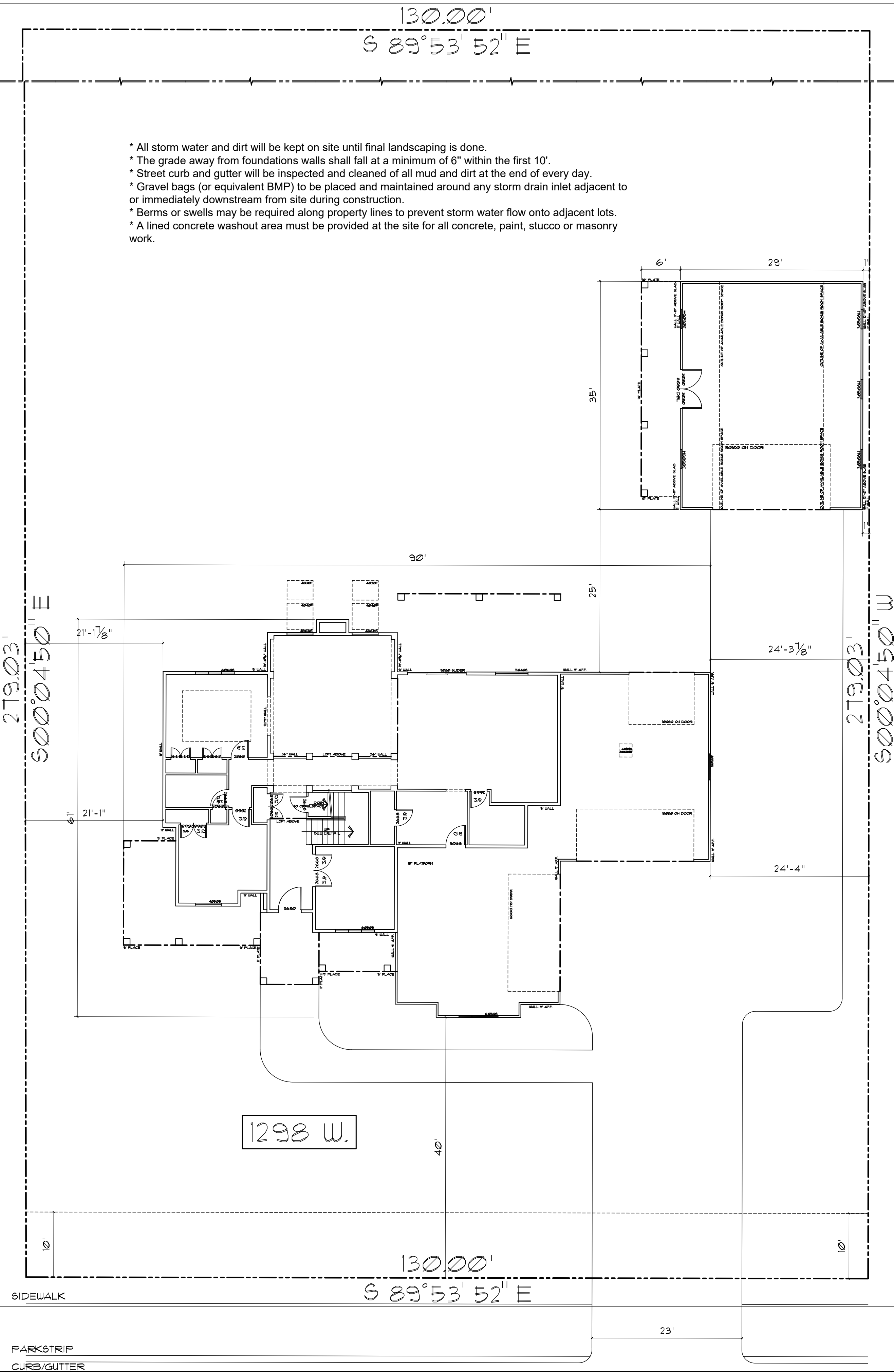
SITE
PLAN

A1 | 1

PAGE 4 OF 18

SITE PLAN

SCALE: 1" = 10'



A



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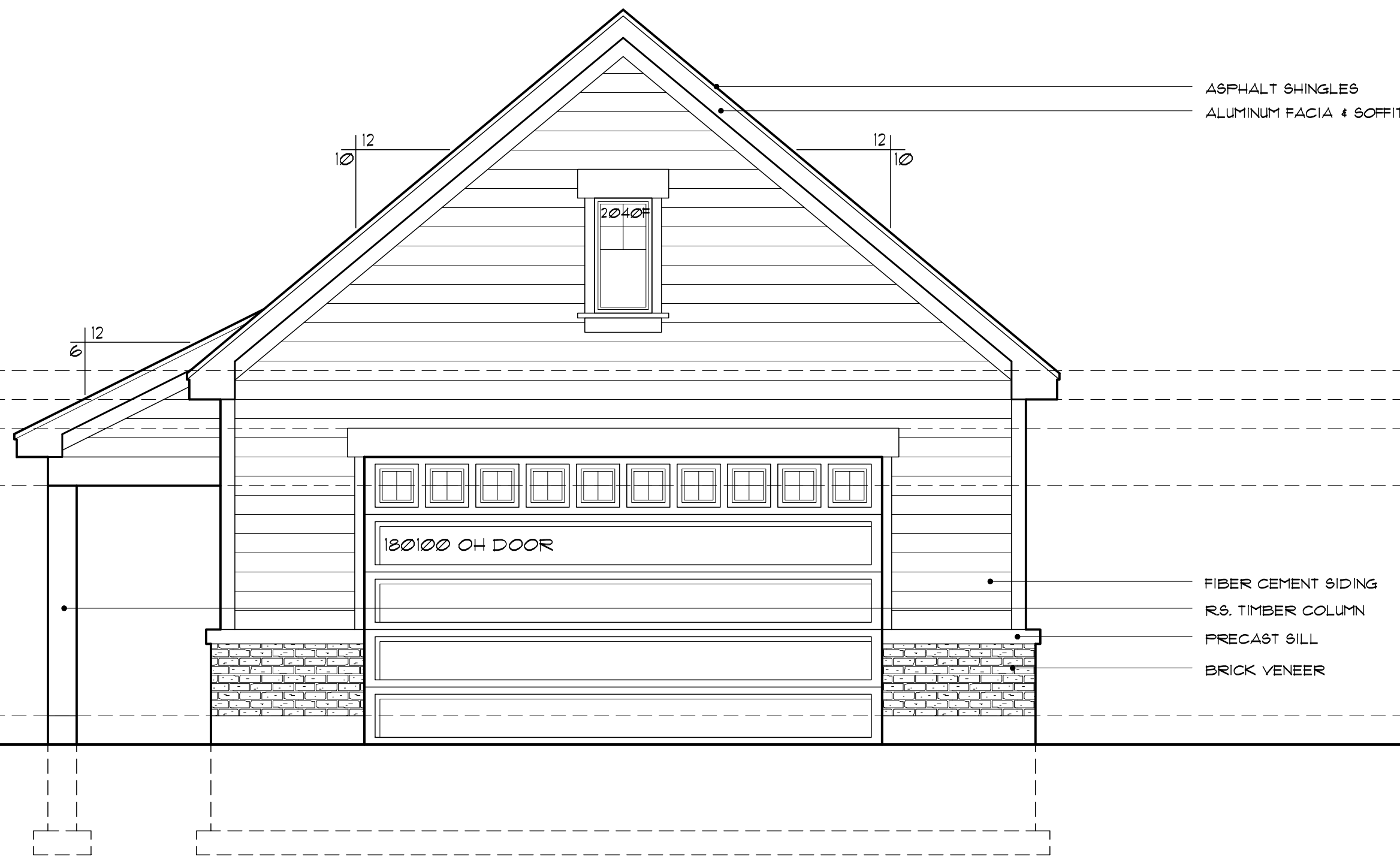
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VANDERMAYDEN-GAR-A-XXX-2-19-B

FRONT
REAR
ELEVATIONS

A2 | 1

PAGE 5 OF 18



A FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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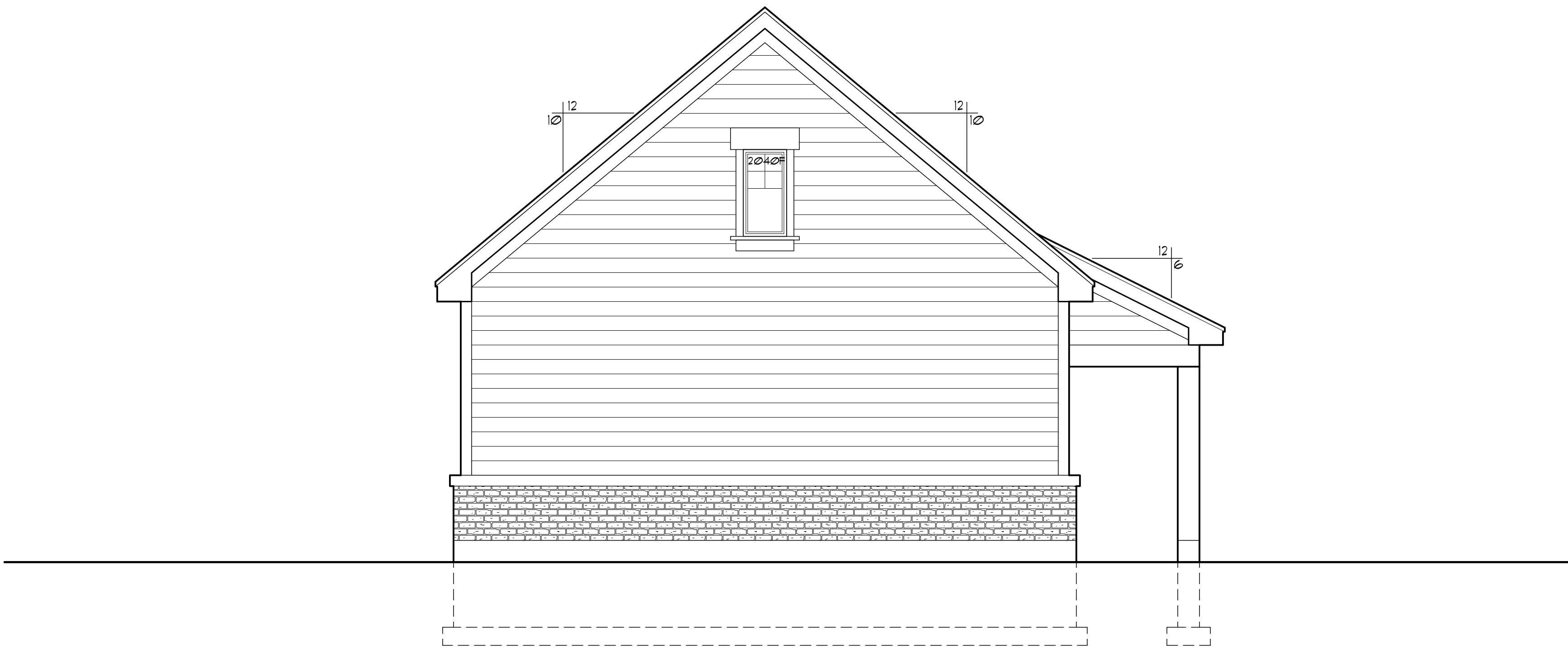
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VANDERMAYDEN-GAR-A-XXX-2-19-B

REAR
ELEVATION

A2 | 2

PAGE 6 OF 18



A

REAR ELEVATION

SCALE: 1/4" = 1'-0"



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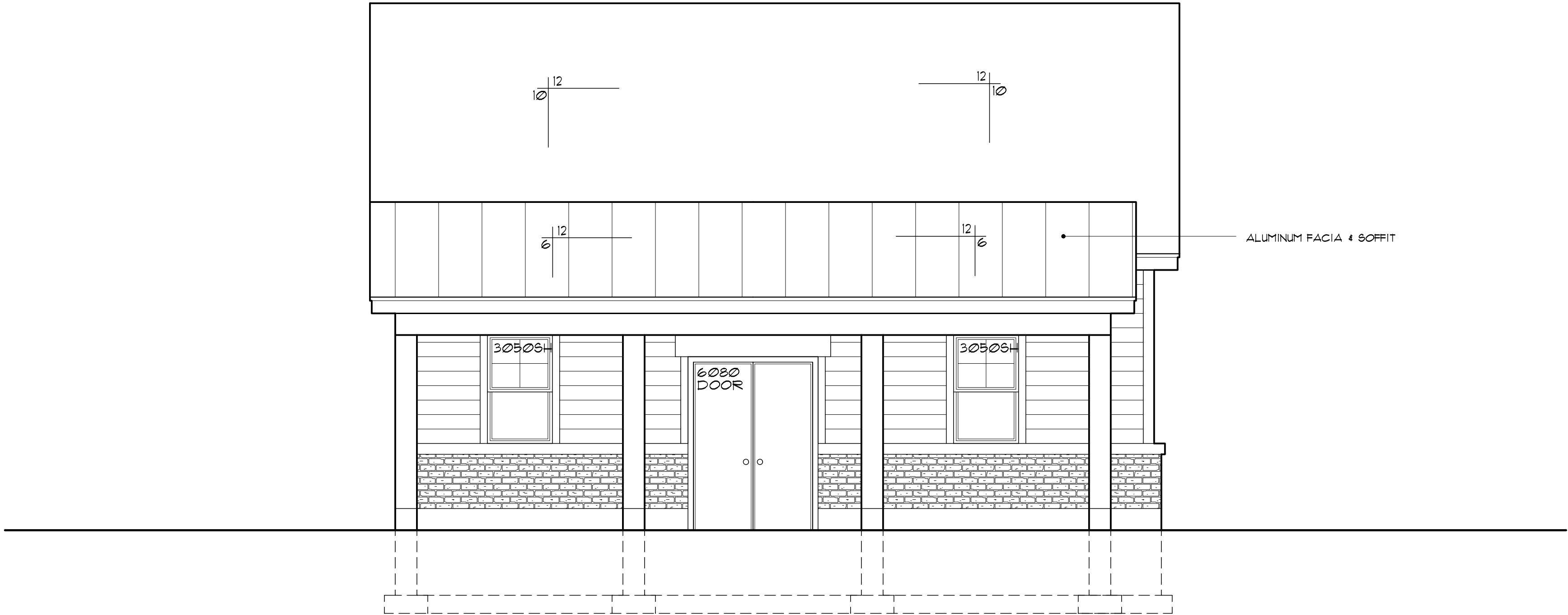
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XX/XX/XXXX

VANDERMAYDEN-GAR-A-XXX-2-19-B

LEFT
ELEVATION

A2 | 3

PAGE 7 OF 18



A

LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



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801. 217. 3727

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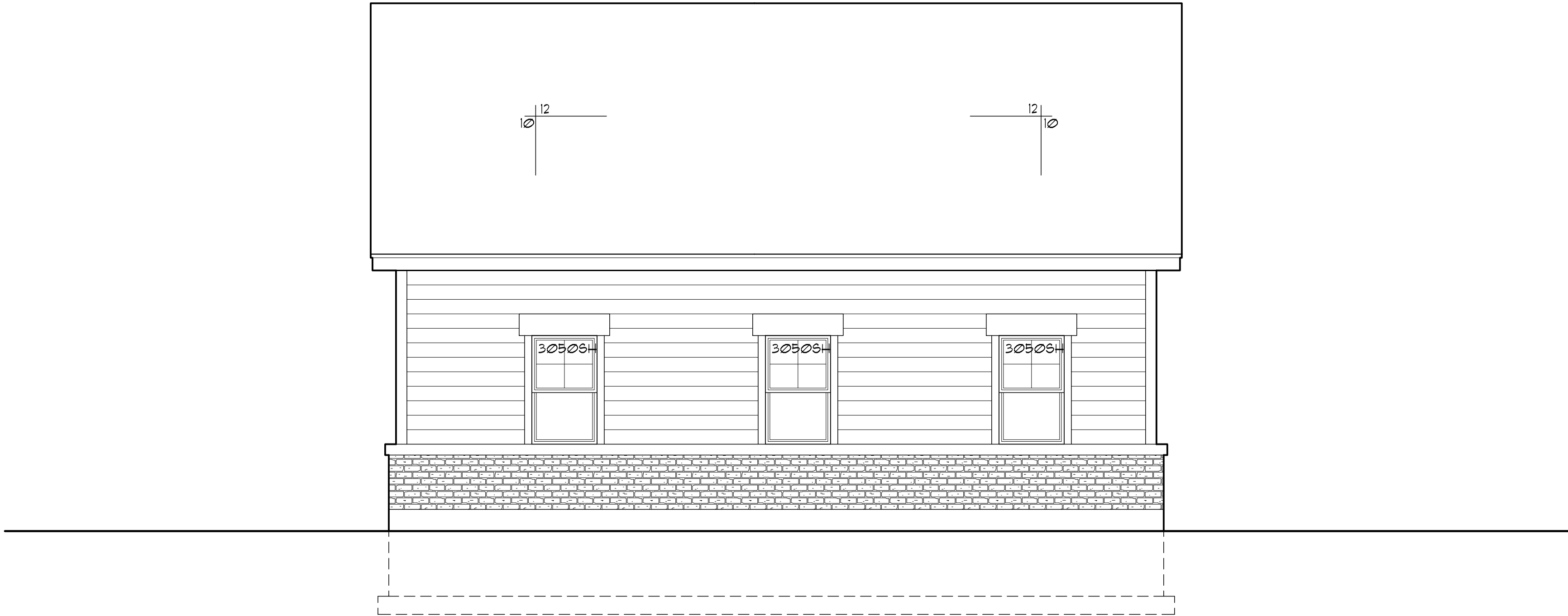
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VANDERMAYDEN-GAR-A-XXX-2-19-B

RIGHT
ELEVATION

A2 | 4

PAGE 8 OF 18



A RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"







11-8-050: CONDITIONAL USE STANDARDS:  

Conditional use applications shall be reviewed in accordance with, and shall conform to, all of the following standards:

- A. Necessity: The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community;
- B. Compliance: The proposed use shall comply with the regulations and conditions in this title for such use;
- C. Comprehensive Plan: The proposed use shall conform to the goals, policies and governing principles of the comprehensive plan for Farmington City;
- D. Compatibility: The proposed use shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing and proposed development;
- E. Adequate Improvements: Adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation are available or may be provided; and
- F. Use Not Detrimental: Such use shall not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. A proposed use shall be considered detrimental:
 - 1. If it will cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, large gatherings of people, or other causes;
 - 2. If it will unreasonably interfere with the lawful use of surrounding property; or
 - 3. If it will create a need for essential municipal services which cannot be reasonably met. (Ord. 1991-27, 7-17-1991)



Planning Commission Staff Report September 19, 2019

Item 5b: Merrill Law Special Exception

Public Hearing:	Yes
Application No.:	M-3-19
Property Address:	661 West 1400 North
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR (Large Residential)
Area:	1.75 acres
Number of Lots:	2
Property Owner:	Merrill Law

Request: *The applicant is requesting a special exception to the flag lot standards set forth in Chapter 7 of the Subdivision Ordinance*

Background Information

On April 16, 2010, the applicant, Merrill Law was approved for a metes and bounds flag lot subdivision with the front lot at 20,000 square feet and a rear or flag lot at approximately 50,000 square feet which meet the requirements of the underlying zone. At the time of the subdivision approval, the applicant also met the Flag Lot Standards set forth in Chapter 7 of the zoning ordinance.

The applicant is currently requesting a lot line adjustment to move the property line straight across the back to match the neighbors fence line per their survey. However, in doing so, the stem portion would be longer than one hundred fifty feet (150') requirement, at one hundred sixty five (165') feet. The applicant is requesting a special exception from the Planning Commission to deviate from the standard stem length to square up the lot. At the time of the original approval a special exception option was not available to the applicant but it is now.

Suggested Motion:

Recommend the Planning Commission approve the special exception as set forth in 11-3-045 of the Zoning Ordinance, subject to all applicable Farmington City Ordinances and the development standards and subject to the following conditions:

1. The applicant shall submit a survey/legal description to the city for review and approval.

Findings:

1. A special exception does not authorize the establishment of any use nor the development, construction, reconstruction, alteration or moving of any building or structure.

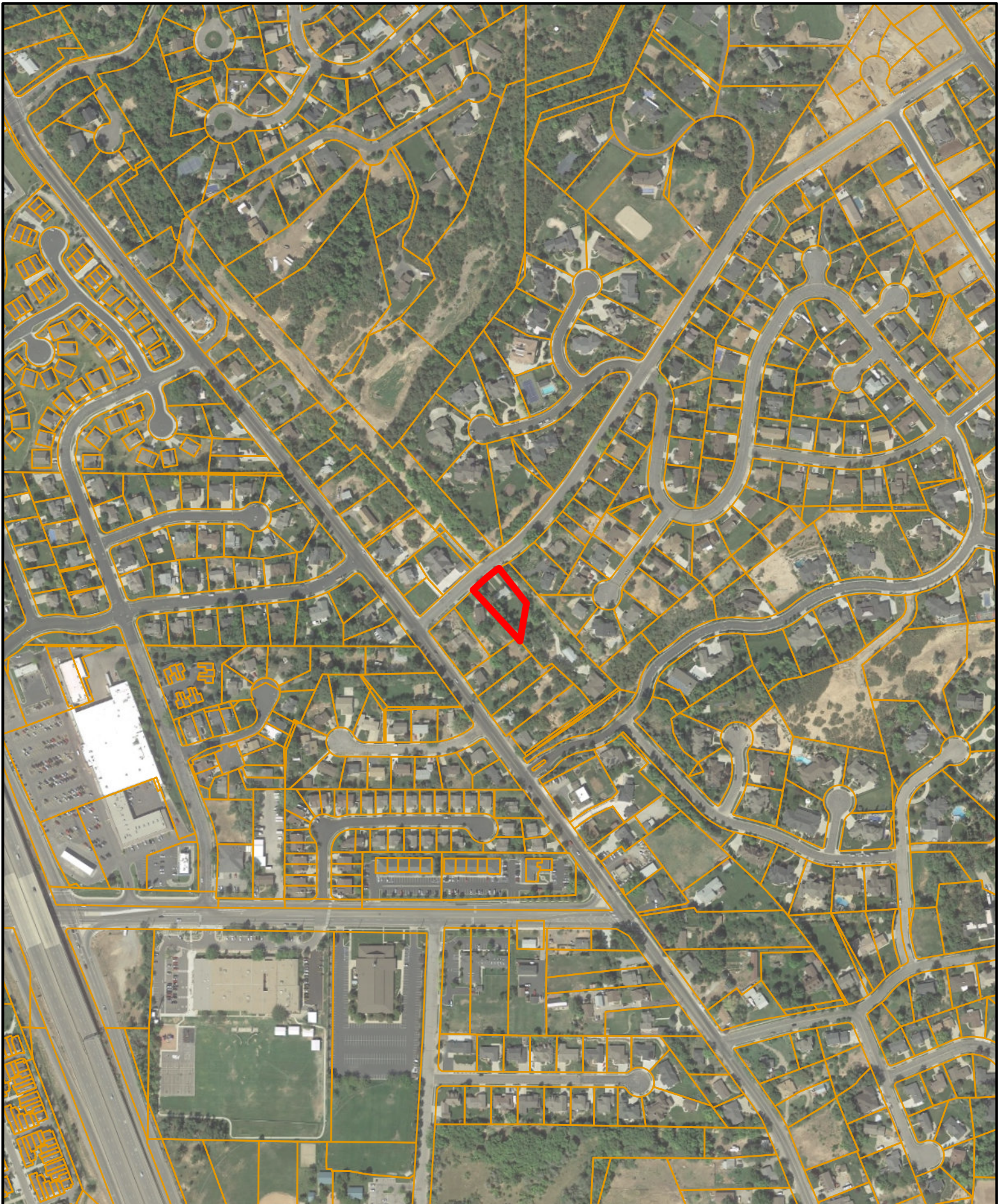
2. The proposed special exception is not detrimental to the health, safety and general welfare of the persons residing or working in the vicinity. Fire or other emergency access will not be negatively impacted by the approval of a special exception/lot line adjustment.
3. The resulting lots meet the minimum lot area required by the underlying zone.

Supplemental Information

1. Vicinity Map
2. Application and Proposed Lot Line Adjustment
3. Special Exception Approval Standards

Applicable Ordinances

1. Title 12 Chapter 7 General Requirements for all Subdivisions
2. Title 12 Chapter 7 Section 030 Flag Lots
3. Title 11 Chapter 3 Section 045 Special Exceptions



 FARMINGTON <small>City of Farmington, Minnesota</small>	<h2>VICINITY MAP</h2> <p>661 West 1400 North</p> <p><small>Map: 6/20/2019 10:00 AM T:\GIS\Projects\2019\2019_06_20_Vicinity_Map\2019_06_20_Vicinity_Map.aprx Date: 6/20/2019</small></p>	<p>0 200 400 600 800 Feet</p> <p>0 50 100 150 200 Meters</p>		<p>Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.</p>
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M-3-19
Application No.
For City Use Only

SPECIAL EXCEPTION APPLICATION
FEE: \$125.00

Date of application: _____
Application for property located at : 661 West 1400 No Zone : _____
Property Owner: Merrill Law Phone No.: 801 725 1096
(Current property owner must sign application)
Mailing Address : 651 West 1400 No. Zip Code: 84025
Email: claw1942@yahoo.com Fax: _____ Cell: 801 725 1096
Developer/Agent : _____ Phone No. : _____
Mailing Address: _____ Zip Code: _____
Email: _____ Fax: _____ Cell: _____

LEGAL DESCRIPTION, INCLUDING PARCEL IDENTIFICATION NUMBER, AND SITE PLAN FOR THE SUBJECT PROPERTY MUST ACCOMPANY THIS APPLICATION

1. Describe in detail the proposed special exception for which this application is being submitted. (A separate sheet of information may be included if necessary.)
Merrill & Cheri Law would like to move the property line strait across back to match neighboring fence line as per survey.
2. The applicant must submit a plot plan showing the following: (a) applicant's name; (b) site address; (c) property boundaries and dimensions; (d) layout of existing and proposed buildings, parking, landscaping, and utilities; and (e) adjoining property lines and uses within one hundred (100) feet of the subject property.
3. The applicant shall submit all such other and further information or documentation as the Zoning Administrator may deem necessary for a full and proper consideration and disposition of a particular application.

A *special exception* is an activity or use incidental to or in addition to a principal use permitted in a zoning district or an adjustment to a fixed dimension standard permitted as an exception to the requirements of Title II. A special exception has less potential impact than a conditional use but still requires careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site. Refer to Section II-3-045 of the Farmington City Zoning Ordinance for further information.



E. Approval Standards: The following standards shall apply to the approval of a special exception:

1. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the special exception, upon the City as a whole, or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in the motion authorizing the special exception.
2. The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:
 - a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
 - b. Will not create unreasonable traffic hazards;
 - c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

SPECIAL APPROVAL REQUIRED FOR OTHER
TYPES OF CURB & GUTTER

John Stathis Trucking

P.O. Box 44, Farmington, UT, 84025

801.550.0657

Sept 6 2019

To whom it my Concern,

Due to certain circumstances I will need an extension on the conditional use permit for the building project at 1291s 650w Farmington. Please feel free to call me with any questions, John (801)550-0657.

Thanks,

John Stathis

(801)550-0657